

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, June 2, 2009

8:00 P.M.

Room 206
Town Hall

PUBLIC HEARING

Business Site Plan Application #269, Land Filling & Regrading Application #225, Post Road Eleven, LLC, 1292 Boston Post Road. Proposing to raze the existing building, and construct a new two-story building with associated landscaping, parking, regrading and reconstruction of a retaining wall along the rear property boundary, and perform related site development activities. *POSTPONED.*

GENERAL MEETING

Mandatory Referral #3-2009, Board of Selectmen, Purchase of Land for Sewer Easement, Goodwives River Road.

Acquisition of 0.071 Acres of Vacant Land on Goodwives River Road for a Sanitary Sewer Extension Project. *DEADLINE TO ISSUE REPORT: JULY 1, 2009.*

Mandatory Referral #4-2009, Board of Selectmen, Land to be Acquired from the State of Connecticut DOT on Ledge Road/Boston Post Road, and road improvements in those areas.

Acquisition of 6,449± sq. ft. of State-owned Property Abutting Ledge Road and Boston Post Road to be Improved and Paved as Part of Off-site Road Improvements. *DEADLINE TO ISSUE REPORT: JULY 1, 2009.*

Brief Discussion with Mohammed Zia, CL&P.

Update on Stony Brook Tributary Flood Control Project

Mandatory Referral #5-2009, Hoyt Street Partners. Hoyt Street/Wakemore Street.

Report Request for street improvements and sewer line extensions.
DEADLINE TO ISSUE REPORT: 6/26/2009.

Discussion, deliberation, and possible decision regarding:

Special Permit Application #251-A, Joan Davey, 192 Middlesex Road. Proposing to create a 25' x 45' terraced/blacktopped area in the backyard for a basketball court with associated drainage and perform related site activities. The subject property is on the south side of Middlesex Road, approximately 150 feet west of its intersection with Edgerton Street, and is shown on Assessor's Map #22 as Lot #77, in the R-1/2 Zone. *DECISION DEADLINE: 7/2/2009.*

Special Permit Application #172-D/Site Plan, Darien Diner (former Driftwood Diner), 171 Boston Post Road. Proposing to construct first floor additions to the front of the existing building, install a handicap access ramp, and perform related site development activities.

Special Permit Application #254/Site Plan, Rachel Haughey d/b/a Espresso Neat, 20 Grove Street. Proposing to establish a coffee house in the space formerly occupied by JD Cosmetics and to place outdoor tables and chairs on the 20 Grove Street property.

Coastal Site Plan Review #177-A, Flood Damage Prevention Application #188-A, Judith Snow, 31 Shipway Road. Proposing to raze the existing fire-damaged residence, and construct a new single-family residence, renovate the existing pool and spa, and perform related site development activities within regulated areas.

Discussion and deliberation only regarding:

Flood Damage Prevention Application #272, Land Filling & Regrading Application #226, Joanne Frawley, 37 Greenwood Avenue. Proposal to construct additions and alterations to the existing residence, to fill and regrade in association with the driveway and parking area, and perform related site development activities within a regulated area.

Approval of Minutes

May 12, 2009 General Meeting

**Discussion of Proposal for Conceptual Design Services for Mixed-Use Development—
Proposed Study regarding Old King's Highway South (existing OB Zone near downtown)**

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.